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OFFICE OF THE COUNTY COUNSEL

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March 29, 2005

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Agenda No. 7
11/23/04

The Honorable Board of Supervisors
County of Los Angeles
383 Kenneth Hahn Hall of Administration
500 West Temple Street
Los Angeles, California 90012

**Re: CONDITIONAL USE PERMIT NUMBER 97-158-(2)
SECOND SUPERVISORIAL DISTRICT/THREE-VOTE MATTER**

Dear Supervisors:

Your Board previously conducted a hearing regarding the above-referenced permit by which the applicant proposes to construct, operate, and maintain a 24-hour gasoline fueling station, a 24-hour mini-market without sales of beer and wine, and a drive-through automated carwash with limited hours of operation in the View Park Zoned District. At the conclusion of the hearing, you indicated an intent to approve the permit and instructed us to prepare the appropriate findings and conditions for approval. Enclosed are proposed findings and conditions for your consideration.

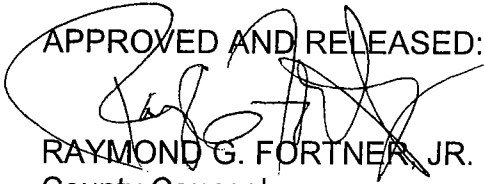
Very truly yours,

RAYMOND G. FORTNER, JR.
County Counsel

By


LAWRENCE L. HAFETZ
Principal Deputy County Counsel
Public Works Division

APPROVED AND RELEASED:


RAYMOND G. FORTNER, JR.
County Counsel

LLH:di
Enclosures

**FINDINGS OF THE BOARD OF SUPERVISORS
AND ORDER
CONDITIONAL USE PERMIT NUMBER 97-158-(2)**

1. The Los Angeles County Board of Supervisors ("Board") conducted a duly noticed public hearing on this proposed Conditional Use Permit No. 97-158-(2) on November 23, 2004. The Los Angeles County Regional Planning Commission ("Commission") conducted its duly noticed public hearing on this proposal on September 8, 2004. This case was heard concurrently with Zone Change No. 97-158-(2).
2. The applicant is proposing to construct, operate, and maintain a 24-hour gasoline fueling station, a 24-hour mini-market without beer or wine sales, and a drive-through automated carwash with maximum daily hours of operation from 7:00 a.m. to 10:00 p.m. on the subject property. These uses would replace an existing gas station and lube center on the premises, neither of which is currently in use.
3. The subject site is located at 4700 West Slauson Avenue at the corner of Slauson and La Brea Avenues in the unincorporated community of Ladera Heights/View Park – Windsor Hills in the View Park Zoned District.
4. The applicant is requesting a zone change for approximately 16,100 square feet of the northern half of the subject property from C-2 (Neighborhood Business) to C-3-DP (Unlimited Commercial-Development Program), and for approximately 4,900 square feet of the northern portion of the subject property located in the R-1 Zone (Single-Family Residence) from R-1 to C-3-DP. The approximately 10,800 square feet remaining southern portion of the R-1 zone will remain in said zone as a landscaped buffer. Approximately 15,700 square feet of the southern half of the subject property is located in the R-1 zone.
5. The site is .73 acres in size, is mostly flat, and is slightly sloping. It has little landscaping.
6. Access to the site is adequate and will be provided from La Brea and Slauson Avenues via existing and proposed concrete entrance driveways. Existing water and sewage services are available to the site and existing public street lights on metal poles provide lighting on Slauson and La Brea Avenues near the site.
7. The site is zoned C-2 (Neighborhood Commercial) and R-1 (Single-Family Residence).
8. Surrounding zoning is C-2 to the north, R-1 to the south, C-2 and R-1 to the east, and C-2 and R-4-()-U to the West.

9. Surrounding land uses are: gas station/mini-mart, pool service, and pre-kindergarten school to the north; single-family residences to the south; gas station/mini-mart and single-family residences to the east; and a fast food restaurant, single-family residences, and a county park to the west.
10. The original buildings on the site were constructed in 1964. In 1987, Plot Plan No. 36460 for billboard signage on the site was submitted and denied. It was subsequently revised, and in 1991 was approved. In 1997, Plot Plan No. 45519 for a pole sign and an additional billboard sign was submitted. The pole sign was approved in 1997, and the additional billboard sign was approved in 1999. Certificate of Compliance No. 02-416 was issued to the current owner of the subject property on December 26, 2002, verifying the center line between the property's parcels as a legal lot line.
11. The land use designation for the subject property within the Countywide General Plan is C (Major Commercial). This designation allows uses and/or services such as: facilities for neighborhood and/or community convenience goods and services; minor highway or roadside facilities and services, such as a gas station, a cafe, a motel, etc.; and other light industrial uses or professional services. (Countywide General Plan, page LU-A5) The following goals and policies of the Countywide General Plan are applicable to the subject property and serve as guidelines for this project, each as separately discussed:
 - A. "The proposed use should be located so as not to invade or disrupt sound existing residential neighborhoods nor conflict with established community land use, parking and circulation patterns." (Countywide General Plan, p. LU-A6)

The proposed automated carwash facility will have limited hours of operation and be constructed with sound-shielding features to minimize noise impacts of the project. The project will be located on an existing gas station site with access from La Brea and Slauson Avenues. No further encroachment into a residential zone is proposed. The applicant originally requested off-site sales of beer and wine, but such use is not consistent with this policy since it may disrupt the existing residential neighborhood and negatively impact the surrounding park, school, and commercial uses. The applicant ultimately withdrew the request to sell alcohol.

- B. "Local service uses should be designed, in terms of setbacks, landscaping, lighting and buffering, so as to ensure compatibility with surrounding uses." (Countywide General Plan, p. LU-A6)

The proposed project provides vacant landscaped land as a buffer between the project and the residential neighborhoods to the south and southwest. The conditions of approval require deflected lighting away from residential areas.

- C. "Proposed local service use should reflect locally recognized architectural themes and enhance overall community character." (Countywide General Plan, p. LU-A6)

The applicant proposes an architectural design that incorporates a 30-foot curved glass tower, a curved glass wall store front, and an above-grade carwash access ramp and carwash viewing window. Decorative planters will provide onsite landscaping, and the applicant proposes a landscaped buffer to the south of the facility. The project design reflects progressive development trends enhancing the Baldwin Hills area.

- D. "Free-standing signs should generally be discouraged and permitted only where they are determined to be aesthetically and functionally appropriate." (Countywide General Plan, p. LU-A6)

The applicant proposes a free-standing sign that uses the existing "United Oil" free-standing sign previously approved. The applicant requests a slight relocation of this sign due to the configuration of the project.

12. The applicant's site plan depicts a 1,567 square-foot mini-market with a 479 square-foot below-ramp storage area and a 225 square-foot mechanical room. The site plan also depicts an approximate 699 square-foot automated carwash accessed by a ramp running from the east side of the facility at grade, over the storage facility to approximately eight feet above grade, and down to the carwash facility at grade on the west side of the project. A sound-shield wall six feet in height is depicted on the southwestern property line running approximately 25 feet in length following the contour of the project. Also depicted are three fueling islands, each measuring 28 feet in length by four feet in width, an existing free-standing sign, two existing driveways on Slauson Avenue, and one new, wider driveway replacing two smaller existing driveways on La Brea Avenue. A landscaped open area, not intended for public use, is depicted on the southern one-third portion of the subject property to provide a buffer from a residential area to the site's south and southwest. The site plan depicts existing street lighting at the intersection of Slauson and La Brea Avenues. The applicant provided a brief analysis of traffic patterns at this intersection using projected sales volume estimates.
13. Automated carwashes are not permitted as of right in the R-1 and C-2 zones, nor are these uses subject to permits in these zones.
14. The proposed project is consistent with the following principles set forth in Section 22.16.150.A of the Los Angeles County Code ("County Code") for evaluating a proposed zone change, each as separately discussed:
- A. "That modified conditions warrant a revision in the zoning plan as it pertains to the area or district under consideration."
(Section 22.16.150.A.1 of the County Code)

The proposed rezoning of the subject property to C-3-DP will permit an automated carwash at the intersection of Slauson and La Brea Avenues, an intersection where four service stations are currently located, none of which have an automated carwash. The Development Program ("DP") designation will insure that future uses will be appropriate for the site since such designation requires a conditional use permit for all future proposed changes in use.

- B. "That a need for the proposed zone classification exists within such area or district." (Section 22.16.150.A.2 of the County Code)

The existing gas station and lube center were established as permitted uses in the C-2 zone. The proposed uses retain the gas station and add a mini-market and automated carwash. An automated carwash is not a permitted use in the C-2 zone nor is it a use subject to permit. It is a permitted use in the C-3 zone, and no other service station or facility at or adjacent to the subject intersection provides carwash services. The proposed additional uses will benefit the local neighborhood.

- C. "That the particular property under consideration is a proper location for said zone classification within such area or district."
(Section 22.16.150.A.3 of the County Code)

The subject property is sufficiently large to contain the proposed use and to provide a landscaped buffer in the remaining R-1 zone adjacent to the nearby residential neighborhood. Existing commercial uses in the C-3 zone are located two blocks west of the subject property on the south side of Slauson Avenue at Fairfax Avenue.

- D. "That placement of the proposed zone at such location will be in the interest of public health, safety and general welfare, and in conformity with good zoning practice." (Section 22.16.150.A.4 of the County Code)

The proposed zone change, which will allow convenient access to an automated carwash in an area lacking such a facility, will serve the neighborhood and other drive-by users and thereby constitutes a use compatible with other surrounding uses. The ()-DP designation will insure appropriate uses in the future if any change in use is ever proposed. The redevelopment of the site with the inclusion of affordable carwash services will contribute to the removal of blight and a higher quality standard of living in the subject community.

- E. "That the proposed zone change is consistent with the adopted general plan for the area." (Section 22.16.150.A.5 of the County Code)

The proposed zone change is consistent with the Major Commercial designation in the Countywide General Plan.

15. Automated carwashes and automobile service stations are permitted uses in the C-3 zone (Section 22.28.180 of the County Code). The proposed project satisfies the applicable development standards in this zone, each as separately discussed:

- A. "That not to exceed 90 percent of the net area be occupied by buildings, with a minimum of 10 percent of the net area landscaped with a lawn, shrubbery, flowers and/or trees, which shall be continuously maintained in good condition. Incidental walkways, if needed, may be developed in the landscaped area." (Section 22.28.220.A of the County Code)

Approximately 35 percent of the property is vacant. The conditions of approval for the project require landscaping compatible with the surrounding properties. The applicant's site plan depicts four planters, each of which is three to five feet wide and 15 to 60 feet long, on the west, north, and northeast boundaries of the subject property, and near the main mini-market entrance. The southern portion of the property located in the remaining R-1 zone will be fully landscaped.

- B. "That there be parking facilities as required by Part 11 of Chapter 22.52." (Section 22.28.220.B of the County Code)

The relevant provision of Part 11, Chapter 22.52 is as follows:

"Except as otherwise provided in this Part 11, every lot or parcel of land which is used for a use permitted in Zone C-3 but not permitted in Zone R-4-()-U, except an electrical substation or similar public utility in which there are no offices or other places visited by the public, shall provide an area of sufficient size so that it contains one automobile parking space plus adequate access thereto for each 250 square feet of floor area of any building or structure so used." (Section 22.52.1100 of the County Code)

The proposed mini-market is 1,567 square feet, which would require six parking spaces, one of which must be handicapped. The project proposes to have one handicapped space and five standard spaces which complies with this standard.

- C. "Except for the following uses, all display in Zone C-3 shall be located entirely within an enclosed building unless otherwise authorized by a temporary use permit: ... -- automobile service stations, limited to automobile accessories and facilities necessary to dispensing petroleum products only... -- signs, outdoor advertising." (Section 22.28.220.C of the County Code)

The applicant's site plan depicts a slight relocation of one, previously approved, free-standing sign and pole. The conditions of approval for the project require compliance with Part 10, Section 22.52 for all signage.

- D. "Outside storage is permitted on the rear of a lot or parcel of land in Zone C-3 when such storage is strictly incidental to the permitted use existing in a building on the front portion of the same lot or parcel of land, and provided no storage is higher than the enclosure surrounding it nor nearer than 50 feet to the front property line. Any outdoor area used for storage shall be completely enclosed by a solid masonry wall and solid gate, not less than five feet nor more than six feet in height, except that the director may approve the substitution of a fence or decorative wall where, in his opinion, such wall or fence will adequately comply with the provisions of this section. All such requests for substitution shall be subject to the provisions of Part 12 of Chapter 22.56, on director's review." (Section 22.28.220.D of the County Code)

The applicant's site plan depicts a storage location under the elevated carwash access ramp. No outside storage is proposed.

16. With the DP designation, the proposed project will be subject to all of the permit conditions set forth in Section 22.40.070 of the County Code.
17. The applicant has provided an updated acoustical study of the carwash noise impacts on adjacent residences and businesses which references County noise control standards. The applicant proposes acoustical shield devices and barriers such as decorative walls to buffer carwash noise from the neighbors adjacent to the southern, southwestern, and western boundaries of the site. The applicant also proposes noise-reducing carwash entrance doors which close after each car enters the carwash. Pursuant to Section 12.08.390 of the County Code, the applicant proposes to use two different sets of noise standards, one set for the site's residential zone, the other set for the site's commercial zones. Additionally, for both the site's residential and commercial zones, the project meets the County noise standards for the operating time frame of 7:00 a.m. to 10:00 p.m. Based on acoustical study, County noise control standards, and community concerns about hours of operation, the applicant proposes carwash operating hours from 7:00 a.m. to 10:00 p.m.
18. An Initial Study was prepared for this project and circulated for public review in compliance with the California Environmental Quality Act ("CEQA"), (Public Resources Code section 21000, et seq.), the State CEQA Guidelines, and the Environmental Document Reporting Procedures and Guidelines of the County of Los Angeles. The Initial Study showed that there is no substantial evidence that the project may have a significant effect on the environment. Based on the Initial Study, a Negative Declaration has been prepared for this project. The project is *de minimus* in its effect on fish and wildlife resources. Therefore, the project is exempt from California Department of Fish and Game fees pursuant to section 711.4 of the California Fish and Game Code.

19. The Board has reviewed and considered the information contained in the Negative Declaration together with any comments received during the public review process; finds on the basis of the whole record before it that there is no substantial evidence that the project will have a significant effect on the environment; and finds that the Negative Declaration reflects the independent judgment and analysis of the Board.
20. Comments received from the Los Angeles County Departments of Public Works included requests for additional traffic impacts documentation and new concrete traffic lighting poles on La Brea Avenue. The Commission waived the request regarding the traffic lighting poles. The Los Angeles County Fire Department gave comments regarding fire flow, hydrants, access, and sprinkler requirements.
21. On July 27, 2004, hearing notices for the Commission's public hearing were mailed to the applicant and to 69 neighbors within a 500-foot radius of the project site. The required project materials were mailed to the View Park Library on July 27, 2004. Newspaper advertisements were published in La Opinion and The Sentinel on July 29, 2004. On or about August 3, 2004, hearing notices were posted at the site.
22. By the time of the Planning Commission's public hearing, comments had been received by eight individuals regarding the proposed project. Two residents provided written comments opposing the project because of concerns over traffic congestion, crime, and loitering, all related to a previous proposal by the applicant to sell alcoholic beverages off-site. Three local homeowners expressed similar opposition by telephone. Another caller expressed concerns over the project's impact to the neighborhood and indicated that the use was not needed because similar or related uses existed in the broader vicinity. One resident and one representative of a local homeowner's association came to the offices of the Los Angeles County Department of Regional Planning to discuss the impacts of the project.
23. No written or oral opposition was received at the November 23, 2004, hearing conducted on the proposal by the Board.
24. Approximately one third of the subject property will be used as a landscaped buffer between the proposed project and the residential neighbors to the south and southwest of the site.
25. The subject property is located in a growing community subject to future changes in land use requirements, and thus a ten-year term shall be required for the requested conditional use permit.

26. A cost recovery deposit of \$750 will be required for costs associated with five recommended zoning enforcement inspections, one every two years for the duration of the ten-year conditional use permit. Additional funds could be required if violations on the subject property are found.
27. The location of the documents and other materials constituting the record of proceedings upon which the Board's decision is based in this matter is the Los Angeles County Department of Regional Planning, 13th Floor, Hall of Records, 320 West Temple Street, Los Angeles, California 90012. The custodian of such documents and materials shall be the Section Head of the Land Divisions Section, Los Angeles County Department of Regional Planning.

BASED ON THE FOREGOING, THE BOARD OF SUPERVISORS CONCLUDES:

- A. That the proposed use with the attached conditions and restrictions will be consistent with the adopted Countywide General Plan;
- B. That with the attached conditions and restrictions, the requested uses at the proposed location will not adversely affect the health, peace, comfort, or welfare of persons residing or working in the surrounding area; will not be materially detrimental to the use, enjoyment, or valuation of property of other persons located in the vicinity of the site; and will not jeopardize, endanger, or otherwise constitute a menace to the public health, safety, and general welfare;
- C. That the proposed site is adequate in size and shape to accommodate the yards, walls, fences, parking and loading facilities, landscaping, and other development features prescribed in Title 22 of the County Code or as is otherwise required in order to integrate said use with the uses in the surrounding area;
- D. That the proposed site is adequately served by highways or streets of sufficient width, and they are improved as necessary to carry the kind and quantity of traffic such uses would generate;
- E. That the proposed site is adequately served by other public or private service facilities as are required;
- F. That modified conditions warrant a revision in the zoning plan as it pertains to the area or district under consideration;
- G. That a need for the proposed zone classification exists within such area or district;
- H. That the property under consideration is in a proper location for said zone classification within such area or district; and

- I. That placement of the proposed zone at such location will be in the interest of public health, safety, and general welfare, and in conformity with good zoning practice.

THEREFORE, THE BOARD OF SUPERVISORS:

1. Adopts the Negative Declaration and certifies that it has been completed in compliance with CEQA and the State and County Guidelines related thereto; and
2. Approves Conditional Use Permit No. 97-158-(2), subject to the attached conditions.

CONDITIONS OF APPROVAL
CONDITIONAL USE PERMIT NUMBER 97-158-(2)

1. This grant authorizes the use of the subject property for the construction, operation, and maintenance of a new 24-hour gas station, a mini-market without the sale of beer and wine, and an automated carwash with limited hours of operation, in a mixed commercial/residential area in a southern portion of Baldwin Hills, as depicted on the approved exhibit map marked Exhibit A (dated August 14, 2004), subject to all of the following conditions of approval.
2. Unless otherwise apparent from the context, the term "permittee" shall include the applicant, its successors and assigns, and any other person, corporation, or entity making use of this grant.
3. This grant shall not become effective until the Los Angeles County ("County") Board of Supervisors ("Board") has adopted the zone change submitted concurrently with this application.
4. This grant shall not be effective for any purpose until a duly authorized representative of the permittee and the owner of the subject property, if other than the permittee, have filed at the office of the County Department of Regional Planning ("Department") an affidavit stating that they are aware of, and agree to accept, all of the conditions of this grant, and that the conditions have been recorded as required by Condition No. 10 and until all required monies have been paid pursuant to Condition Nos. 12 and 13.
5. The permittee shall defend, indemnify, and hold harmless the County, its agents, officers, and employees from any claim, action, or proceeding against the County or its agents, officers, or employees to attack, set aside, void, or annul this permit approval, which action is brought within the applicable time period of Government Code section 65009 or any other applicable limitation period. The County shall notify the permittee of any claim, action, or proceeding, and the County shall reasonably cooperate in the defense.
6. In the event that any claim, action, or proceeding is filed as described above, the permittee shall within ten days of the filing pay the Department an initial deposit of \$5,000 from which actual costs shall be billed and deducted for the purpose of defraying the expense involved in the Department's cooperation in the defense, including but not limited to, depositions, testimony, and other assistance to the permittee or permittee's counsel. The permittee shall also pay the following supplemental deposits, from which actual costs shall be billed and deducted:

- A. If during the litigation process, actual costs incurred reach 80 percent of the amount on deposit, the permittee shall deposit additional funds sufficient to bring the balance up to the amount of the initial deposit. There is no limit to the number of supplemental deposits that may be required prior to completion of the litigation; and
 - B. At the sole discretion of the permittee, the amount of an initial or supplemental deposit may exceed the minimum amounts defined herein.
- 7. The cost for collection and duplication of records and other related documents will be paid by the permittee in accordance with Section 2.170.010 of the Los Angeles County Code ("County Code").
- 8. This grant shall expire unless used within two years from the date of approval. A one-year time extension may be requested in writing with payment of the applicable fee, at least six months prior to such expiration date.
- 9. If any provision of this grant is held or declared to be invalid, the permit shall be void and the privileges granted hereunder shall lapse.
- 10. The terms and conditions of this grant shall be recorded in the office of the Los Angeles County Registrar-Recorder prior to its use. In addition, upon transfer or lease of all or any portion of the subject property during the term of this grant, the permittee shall promptly provide a copy of the grant and its terms and conditions to the transferee or lessee, as applicable, of the subject property.
- 11. This grant shall terminate ten years from the date of its approval by the Board. Entitlement to the use of the subject property shall thereafter be subject to the regulations then in effect. If the permittee intends to continue operation after such date, a new conditional use permit application shall be filed with the Department at least six months prior to such date, regardless of whether any modification of use is requested at that time.
- 12. The subject property shall be maintained and operated in full compliance with the conditions of this grant and any law, statute, ordinance, or other regulation applicable to any development or activity on the subject property. Failure of the permittee to cease any development or activity not in such full compliance shall be a violation of these conditions. Prior to the use of this grant, the permittee shall deposit with the Department a check in the sum of \$750 payable to the County to be placed in a performance fund which shall be used exclusively to compensate the Department for all expenses incurred while inspecting the premises to determine the permittee's compliance with the conditions of this grant, including adherence to development in accordance with the site plan on file. The fund provides for five inspections, one every other year for ten years. The inspections shall be unannounced.

If additional inspections are required to ensure compliance with the conditions of this grant, or if any inspection discloses that the subject property is being used in violation of any condition of this grant, the permittee shall be financially responsible for and shall reimburse the Department for all additional inspections and for any enforcement efforts necessary to bring the subject property into compliance. The charge for additional inspections shall be the recovery cost in effect at the time of payment. The current recovery cost is \$150 per inspection.

13. Within 15 calendar days of the approval date of this grant, the permittee shall remit a \$25 processing fee payable to the County of Los Angeles in connection with the filing and posting of a Notice of Determination in compliance with California Public Resources Code section 21152.
14. Notice is hereby given that any person violating a provision of this grant is guilty of a misdemeanor. Notice is further given that the Los Angeles County Regional Planning Commission or a Hearing Officer may, after conducting a public hearing, revoke or modify this grant if it is found that these conditions of approval have been violated, or that this grant has been exercised so as to be detrimental to the public health or safety or so as to be a nuisance.
15. All development shall comply with the requirements of the Zoning Ordinance (Title 22 of the County Code) and of the specific zoning of the subject property, except as specifically modified by this grant, as set forth in these conditions, including the approved Exhibit A.
16. The permittee shall comply with all requirements of the Los Angeles County Department of Public Works ("Public Works") and shall comply with all conditions set forth in its February 12, 2004 and July 28, 2004 letters, attached hereto, except the street lighting requirements in item eight of the July 28, 2004 letter, or as otherwise required by Public Works. The street lighting requirements in such letter shall be waived due to the presence of existing metal poles and light fixtures at or near the subject property.
17. The permittee shall comply with all requirements of the Los Angeles County Fire Department ("Fire Department") set forth in its letter dated August 4, 2004, attached hereto, except as otherwise required by the Fire Department. A fire control sprinkler system meeting Fire Department specifications shall be installed as a mitigation measure to address marginal hydrant pressure as indicated in said letter.

18. The permittee shall follow the acoustical shielding design guidelines outlined on page six of the report, Acoustical Analysis of the United Oil Service Station Carwash, dated July 30, 2004, attached hereto. The report includes requirements for closable folding doors at the carwash entrance and a sound shield wall six feet in height, as depicted on Exhibit A, in order to meet or exceed County noise standards for the adjacent residential and commercial zones.
19. All structures, walls, and fences open to public view shall remain free of extraneous markings, drawings, or signage, except if they directly relate to the use subject to this grant or provide pertinent information about the premises. Notwithstanding the foregoing, seasonal decorations and/or signs related to an event by or for a civic or non-profit organization shall be allowed. In the case of any extraneous markings, drawings, or event signs, as just described, the permittee shall remove or cover them within 24-hours after the marking, drawing, or event occurs, weather permitting. Any paint utilized to cover markings, drawings, or signage shall be of a color that matches, as nearly as possible, the color of the adjacent surfaces.
20. Within 60 days of the approval date of this grant, the permittee shall submit to the Planning Director for review and approval three copies of revised plans, similar to those in Exhibit A, that depict all project changes required by these conditions of approval.
21. Outside storage facilities of any kind on the subject property are prohibited by this grant.
22. All signs on the subject property shall comply with the requirements of Part 10, Chapter 22.52 of the County Code for the applicable zone in which the sign is located.
23. A "no loitering" sign shall be posted on the subject property that complies with the general sign regulations described in Part 10, Chapter 22.52 of the County Code. The permittee shall establish clearly described written procedures and shall train employees to promptly handle loitering violations.
24. The subject property shall be developed and maintained in substantial conformance with Exhibit A, as revised in accordance with paragraph 20 of this grant. In the event the permittee wishes to submit revised plans in the future, the permittee shall submit three copies of the proposed plans to the Planning Director for review and approval. All revised plans must be accompanied by the written authorization of the property owner approving the revised plans.

25. The automated carwash shall have operating hours that begin no earlier than 7:00 a.m. and end no later than 10:00 p.m. everyday, including weekends.
26. Prior to issuance of any building permit, a landscape plan for the subject property, including the property's southern vacant portion zoned R-1, shall be submitted to and approved by the Planning Director.
27. The permittee shall maintain all landscaping in a neat, clean, and healthy condition, which shall include regular pruning, weeding, fertilizing, litter removal, and replacement of plants when necessary. Except where there is turf or other ground cover, all landscaping shall be irrigated with a permanent water-efficient irrigation system, such as a "bubbler" or drip irrigation system.
28. In the first three years of operation, the permittee shall organize a semi-annual meeting with the community to address significant concerns of the community pertaining to the operation of the facility, including concerns related to traffic congestion, trash, loitering, and safety issues. The permittee shall, at his/her expense, mail notice of the meeting at least 15 days prior to the meeting date to residents within 500 feet of the facility and to representatives of the local homeowner's associations. Beginning in the fourth year and for the remaining term of this grant, the meeting and related notice shall be required once a year.
29. The construction of the project shall further be subject to the following conditions:
 - A. During construction, the permittee and its contractors shall comply with Sections 12.12.010 – 12.12.100 of the County Code regarding building construction noise;
 - B. All material graded shall be sufficiently watered to prevent excessive dust during the construction phase. Such watering shall occur at least twice daily covering the entire construction area, and shall occur, if at all possible, in the late morning and after completion of work for that day. All grading, clearing, earth moving and/or excavation activities shall cease during high wind periods (periods where the wind exceeds 20 mph averaged over one hour) to prevent excessive dust. All materials transported off-site shall be sufficiently watered or securely covered to prevent excessive dust;
 - C. Limited outdoor storage during construction shall be permitted on the site in compliance with Part 7, Section 22.52 of the County Code; and
 - D. All temporary signage shall comply with Part 10, Section 22.52 of the County Code.

ATTACHMENTS



JAMES A. NOYES, Director

COUNTY OF LOS ANGELES
DEPARTMENT OF PUBLIC WORKS

"Enriching Lives"

900 SOUTH FREMONT AVENUE
ALHAMBRA, CALIFORNIA 91803-1331
Telephone: (626) 458-5100
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FEB 19 2004

ADDRESS ALL CORRESPONDENCE TO:
P.O. BOX 1460
ALHAMBRA, CALIFORNIA 91802-1460

February 12, 2004

IN REPLY PLEASE
REFER TO FILE: WM-4

TO: Hsiao-ching Chen
Department of Regional Planning

FROM: Rod Kubomoto
for Watershed Management Division

**RESPONSE TO A NEGATIVE DECLARATION/
CONDITIONAL USE PERMIT/ZONE CHANGE AND
LOCAL PLAN AMENDMENT NO. 97-158
UNINCORPORATED COUNTY OF LOS ANGELES
BALDWIN HILLS**

Thank you for the opportunity to provide comments on the subject document. The proposed project consists of a request to build a new 24-hour gas station, a 1,361 square-foot minimart, and a drive-through car wash. The site has an existing gas station and minimart, which will be demolished. The north portion of the property is zoned C-2 and the south portion is zoned R-1. The application also requires a zone change for a portion of the property from R-1 to C-2. The remaining R-1 zoned area of the property will remain vacant. Ladera Park is to the west of the site. The 28,725 square-foot project is located at 4700 Slauson Avenue in the unincorporated County of Los Angeles community of Baldwin Hills. As requested, the following are comments from our Land Development and Watershed Management Divisions:

Land Development

Hydrology, Standard Urban Storm Water Mitigation Plan (SUSMP), Sewer, and Water Review

This report inadequately addresses SUSMP and drainage issues. The environmental document does not provide sufficient information to determine what drainage impacts, if any, the project may have towards area drainage and County facilities (RDD 181). To properly assess any drainage and SUSMP impacts and to determine appropriate mitigation, a drainage concept/SUSMP report will be required. We recommend that the applicant prepare a drainage concept/SUSMP report showing the extent of drainage and SUSMP quality impacts, and if necessary, provide mitigation acceptable to the County. The analysis should address increases in runoff, any change in drainage

Hsiao-ching Chen
February 12, 2004
Page 2

patterns, treatment method proposed for SUSMP regulations (show and label SUSMP device location, device type, and Qpm on drainage concept plan), and the capacity of storm drain facilities.

Submit two sets of the drainage concept and calculations for further consideration to Land Development Division. Additional information and/or changes may be required as determined by review.

We recommend that this report not be approved until Public Works has reviewed and approved the drainage concept/SUSMP report. We also recommend that a copy of the drainage concept/SUSMP report, once approved, be included in the environmental document.

The applicant shall submit an area study to Public Works to determine if capacity is available in the proposed and existing sewage system servicing this project. If the system is found to have insufficient capacity, upgrade of the proposed and existing sewerage system is required to the satisfaction of Public Works. In addition, the sewer deficiencies shall be addressed in the final environmental documents, subject to approval by the Regional Planning Department.

We do not have comments regarding water availability at this time.

If you have any questions, please contact Timothy Chen at (626) 458-4921.

Watershed Management

The proposed project should include investigation of watershed management opportunities to maximize capture of local rainfall on the project site, eliminate incremental increases in flows to the storm drain system, and provide filtering of flows to capture contaminants originating from the project site.

If you have any questions regarding the above comments or the environmental review process of Public Works, please contact Massie Munroe at (626) 458-4359.

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COUNTY OF LOS ANGELES

DEPARTMENT OF PUBLIC WORKS

"To Enrich Lives Through Effective and Caring Service"

JAMES A. NOYES, Director

July 28, 2004

900 SOUTH FREMONT AVENUE
ALHAMBRA, CALIFORNIA 91803-1331
Telephone: (626) 458-5100
www.ladpw.org

ADDRESS ALL CORRESPONDENCE TO:
P.O. BOX 1460
ALHAMBRA, CALIFORNIA 91802-1460

IN REPLY PLEASE
REFER TO FILE: **LD-4**

TO: Russell Fricano
Zoning Permits Section I
Department of Regional Planning

Attention Kim Szalay

FROM: Barry S. Witter
Transportation Planning and Subdivision Review Section
Land Development Division

CONDITIONAL USE PERMIT NO. 97-158

We have reviewed the subject case in the Baldwin Hills area in the vicinity of Slauson Avenue (4700 Slauson Avenue) and La Brea Avenue. This case is for the construction of a new gas station, drive through car wash, a mini-market with beer and wine sales, in addition to a zone change.

We recommend that this permit not be approved at this time. The applicant shall submit a traffic study to Public Works for review and approval or provide additional traffic/project information demonstrating that the project will not significantly impact area roadways to the satisfaction of Public Works. If a traffic study is required, comply with the mitigation measures identified in the approved traffic study to the satisfaction of Public Works. For additional questions, please contact Suen Fei Lau of our Traffic and Lighting Division at (626) 300-4820.

If this permit is approved, we recommend the following conditions:

1. Dedicate the right to restrict vehicular access on La Brea Avenue and Slauson Avenue along the property frontage.
2. Submit a revised site plan showing adjacent intersection adjacent and opposite driveways along the property frontage.
3. Show 30 feet of adjacent site to the west.
4. The easterly driveway on Slauson Avenue and the proposed driveway on La Brea Avenue should be restricted to right-turn egress only.
5. Show north arrow in the plans.

Russell Fricano
July 28, 2004
Page 2

If you have any questions regarding comments, Nos. 2, 3, 4, and 5, please contact Bradley Palmer at (626) 300-4862 or Sam Richards at (626) 300-4842 of Traffic and Lighting Division's Traffic Design Section.

6. Close any unused driveway in La Brea Avenue with standard curb, gutter, and sidewalk.
7. Repair any displaced, broken, or damaged curb, gutter, sidewalk, pavements, and driveways apron on Slauson Avenue and La Brea Avenue along the property frontage to the satisfaction of Public Works.
8. Comply with the following street lighting requirements:
 - a. Provide street lights on concrete poles with underground wiring on La Brea Avenue along the property frontage to the satisfaction of Public Works. Street lighting plans must be approved by the Street Lighting Section. For additional information, please contact the Street Lighting Section at (626) 300-4726.
 - b. Upon Conditional Use Permit approval, the applicant shall enter into a secured agreement with the County of Los Angeles for the installation of the street lights in the amount of \$12,000. The applicant shall comply with the conditions of acceptance listed below in order for the Lighting Districts to pay for future operation and maintenance of street lights. The street lights shall be installed per approved plans prior to issuance of a Certificate of Occupancy.
 - c. All street lights in the project or approved project phase must be constructed according to Public Works approved plans. The contractor shall submit one complete set of "as-built" plans. Provided the above conditions are met, all street lights in the project or approved project phase have been energized; and the developer has requested a transfer of billing at least by January 1 of the previous year, the Lighting District can assume responsibility for the operation and maintenance of the street lights by July 1 of any given year. The transfer of billing could be delayed one or more years if the above conditions are not met.
9. Plant street trees on La Brea Avenue to the satisfaction of Public Works.

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cc: Traffic and Lighting (Abdelhadi, Chon)

RP



COUNTY OF LOS ANGELES FIRE DEPARTMENT

5823 Rickenbacker Road
Commerce, California 90040

DATE: August 4, 2004

TO: Department of Regional Planning
Permits and Variances

SUBJECT: CUP 97-158

LOCATION: La Brea & Slauson Avenues, Baldwin Hills

- ☐ The Fire Department has no additional requirements for this permit.
- ☒ The required fire flow for this development is 1500 gallons per minute for 2 hours. The water mains in the street, fronting this property must be capable of delivering this flow at 20 pounds per square inch residual pressure.
- ☒ Install Public and/or On-site and/or 1 Verify / Upgrade 6" X 4" X 2 1/2" fire hydrants, conforming to AWWA C503-75 or approved equal. All installations must meet Fire Department specifications. Fire hydrant systems must be installed in accordance with the Utility Manual of Ordinance 7834 and all installations must be inspected and flow tested prior to final approval.
- ☐ Comments:
- ☒ Location: Verify the existing public fire hydrant located on La Brea Avenue and submit the original fire flow availability form (Form 196) to the Department's Land Development Unit for review.
- ☒ Access: Provide access as shown on the site plan.
- ☒ Special Requirements: Contact Marion Jaikowski at the Department's Hawthorne Fire Prevention Office (310) 263-2732, for building construction requirements.

Fire Protection facilities; including access must be provided prior to and during construction. Should any questions arise regarding this matter, please feel free to call our office @ (323) 890-4243.

Inspector: *Walter Lewis*
Pgm
Janna Masi

Co.CUP 04/04

Land Development Unit – Fire Prevention Division – (323) 890-4243, Fax (323) 890-9783

CWP Proj. No 97158

COLIA ACOUSTICAL CONSULTANTS

177 Riverside, #F
Newport Beach, CA 92663
Member, Institute of Noise Control Engineering
Phone 714 960-7511
Fax 714 960-6775
Email: RColia@socal.rr.com

R4-067


July 30, 2004

ACOUSTICAL ANALYSIS OF THE
UNITED OIL SERVICE STATION CAR WASH
AT LA BREA AND SLAUSON AVENUES
IN THE COUNTY OF LOS ANGELES

Prepared For:

UNITED OIL
17311 South Main Street
Gardena, CA 90248

Prepared By:


RICHARD COLIA
Acoustical Consultant
MEMBER INCE

ACOUSTICAL ANALYSIS OF THE
UNITED OIL SERVICE STATION CAR WASH
AT LA BREA AND SLAUSON AVENUES
IN THE COUNTY OF LOS ANGELES

INTRODUCTION

At the request of United Oil, Colia Acoustical Consultants have performed an acoustical evaluation of the United Oil Service Station Car Wash proposed for construction at the southwest corner of La Brea and Slauson Avenues in Los Angeles County. The principle source of noise to the site will be from vehicular traffic on La Brea Avenue with lesser contributions from Slauson Avenue. The potential noise impact from the project would be generated by the car wash planned near the southwest project side. Currently there are existing residential areas to the south, southwest and commercial areas to the west that will potentially be affected by the car wash of the project.

The noise criteria of the County of Los Angeles states that the exterior noise levels generated by the commercial facility may not exceed 50 decibels (dBA, on the A-weighted scale) at the boundary of the Residential (R-1) zones to the south and not exceed 60 dBA at the boundary of the commercial zone to the west.

The purpose of this report is to evaluate the exterior noise levels generated by the potential noise sources on the project site, and present mitigation measures, where necessary, to reduce the noise impacts to acceptable levels.

ANALYSIS

The current noise impact to the project site was determined by on-site noise measurements. The current noise measurements were made on July 26, 2004. The measurement microphone was positioned at two locations at the south and southwest property sides (See Figure 2). Measurements were made at microphone height of 5.5 feet above existing grade of the project area. The measurement microphone of a Bruel & Kjaer 2230 Precision Integrating Sound Level Meter (SLM) was located near the residential areas to the south (Site 1). At Site 2 the measurement location was near the proposed car wash location.

The SLM can provide continuous Equivalent Sound Level (Leq) measurements which are read directly from the display on the meter. At the end of each fifteen-minute measurement period a Leq value was taken from the SLM for the representative sample period. Table 1 below shows the results of the measurements.

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July 30, 2004

TABLE 1

Measurement Results, July 26, 2004
Temp. = 84 degrees (F)/60% Humidity

<i>Site</i>	<i>Measurement Hour</i>	<i>Measured Leq, dBA</i>	<i>Calculated CNEL, dBA</i>	<i>Measured Lmax</i>	<i>Measured Lmin</i>	<i>Microphone Height, ft.</i>
1	11:00 A.M.	60.4	63.2	72.0	52.2	5
2	11:30 A.M.	59.3	62.1	67.5	53.3	5

The measured Leq values were taken during busy daytime traffic period. The CNEL calculations are shown in Tables 2 and 3. The principal sources of noise to the project site come from vehicular traffic on La Brea and Slauson Avenues

Project Generated Noise

The potential noise impact from the project is expected to come from the operation of the car wash to be located near the southwestern project side. The potential noise impact was based upon measurements of a Mark VII West car wash facility (Proto-Vest and Windshear Dryer with Silencer Package). The measurements of the car wash and dryer unit were made at an existing facility at I-15 and Rancho Penasquitos in San Diego. Measurements were made at points all around the stall at 10-foot increments. At each position the loudest levels of the entire cycle will be during the dryer/blower sequence. The highest noise generation in the dryer cycle was the blower start-up. The noise levels stabilize as the car moves slowly forward through the dryer unit. The dryer duration is about one minute and ten seconds. The wash cycle duration is about 2 minutes.

The developer has indicated that a car wash dryer with **The Silencer Package (TSP)** can be used at this site. Figure 3 show the car wash layout with the TSP.

Measurements of the car wash and dryer noise levels were made with a B & K 2230 Integrating Sound Level Meter. Because of the duration of the dryer cycle, measurements were recorded as Equivalent Sound Level or Leq. The Leq is the energy average of the noise levels over the cycle period.

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Noise Criteria

The County Noise Code Section 12.08.390 states "Unless otherwise herein provided, the following exterior noise levels shall apply to all receptors properties within a designated noise zone:" The south and southwest project sides are zoned Residential (R-1). The west project side is zoned Commercial. The car wash site for this project is also zoned commercial. Table 4 show the sound level limits for the subject zoning districts for time periods of the day.

TABLE 4
Noise Standards

	<i>Land Use Zone (Receptor Property)</i>	<i>Time of Day</i>	<i>One-Hour Average Sound Level (decibels)</i>
II	Residential	7:00 AM to 10:00 PM	50
		10:00 PM to 7:00 AM	45
IV	Commercial	7:00 AM to 10:00 PM	60
		10:00 PM to 7:00 AM	55

The developer/owner has indicated the car wash will operate until 10:00 PM. Thus, the applicable standards for this project will be **50 dB** at the south and southwest residential areas, and **60 dB** at the western commercial sides.

ANALYSIS

For the car wash and Proto-Vest Windshear Dryer with The Silencer Package the following duration data were gathered. The car wash duration is 2 minutes 10 seconds; then there is a short pause: the instructional lights indicate the car should move forward slowly to exit and the dryer starts for a duration of one minute and 10 seconds. It then takes approximately one minute for the next car in queue to press the code (or insert coin(s)) and move into position in the stall for the next wash/dry cycle. The total time is 4 minutes 20 seconds. Table 5 shows the duration breakdown for each phase, the percentage per hour and number of minutes per hour.

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TABLE 5

Car Wash/Dry Cycle Duration

<i>Phase</i>	<i>Duration</i>	<i>Percentage</i>	<i>Minutes/Hour</i>
Input Code/Car			
Moves in Stall	1:00 Min.	23	13.8
Rinse/Soak	1:00 Min.	23	13.8
Car Wash	1:10 Min.	27	16.15
Dry	1:10 Min.	27	16.15
TOTAL	4:20 Min.	100.00	60.0

A representative of Mark VII West has indicated that during peak usage it would be possible for the car wash to run continuously when there are many cars lined up. Thus, the measured Leq would become the one-hour Leq. To calculate the one-hour average noise level or Leq, as per the standard the following methodology was used. As a worst-case day condition the dryer occurs 16.15 minutes in any hour. Figure 3 shows that at 20 feet from the exit the dryer noise is measured to be 75 dBA. The car wash noise is 73 dBA for 16.15 minutes in any one-hour. The one-hour average Leq was computed as follows:

$$\begin{aligned} \text{One Hour} &= 10 \log \left\{ \frac{10^{75/10} \times 16.15 \times 60 + 10^{73/10} \times 16.15 \times 60}{3600} \right\} \\ \text{Ave. Leq} &= 71.4 \text{ dBA @ 20 feet} \end{aligned}$$

Where;

16.15 =	No. of min./hr. of dryer noise @ 75 dBA
16.15 =	No. of min./hr. of car wash noise @ 73 dBA
60.0 =	No. of seconds in one minute
3600 =	No. of seconds in one hour

At night the assumed number cars through the car wash is about one-half as worst-case day condition considered above so that the dryer noise time is 8.1 minutes and the car wash time is 8.1 minutes. The calculated one hour Leq becomes 68.4 dBA LEQ for nighttime periods. In this way the one-hour Leqs were calculated to the south, southwest and west project sides. Table 6 shows the calculated noise levels to the south, southwest and west.

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At the south side residential side (R-1) the noise impact at the property line, 61 feet from the 180-degree angle of exit side of the structure is **59.2 dBA Leq** during the day and 56.3 dBA Leq at night. At the west commercial property line the projected impacts are **68.2 dBA Leq**, day and 65.2 dBA at night.

TABLE 6

Projected Car Wash/Dryer Noise Levels

Area	Zone	Ref. Noise per Fig. 2	Angle deg.	Dist PL feet	Calc. Leq @PL	One-Hour Leq-Day	One-Hour Leq-Night	STD Leq
So.	R-1 Exit	78.5 @ 10'	180	110	62.9	59.2	56.3	50
SW	R-1 Exit	78.5 @ 10'	180	28	71.8	68.2	65.2	50
West	Comm. Exit	73.0 @ 10'	90	10	71.0	67.4	64.4	60

These values in Table 6 above were used to determine the mitigation measures for the project for daytime and nighttime periods.

MITIGATION MEASURES

Because the potential noise levels at the west and south project lines do exceed the allowable nighttime criteria of 50 dBA, **acoustical shielding is required.**

The projected one-hour average noise levels do not meet the exterior noise standards of 50 dB at the south and southwest, and 60 dBA at the west for the County.

Recommendations

Because the car wash/dryer noise levels do not meet the day/night criteria of the County Noise Code, the following recommendations are noted: A) The noise standards can be met by using The Silencer Package (TSP) on the dryer unit; B) The car wash can operate in the daytime periods (7 AM to 10 PM) and would be restricted in **nighttime** periods (10 PM to 7 AM) with the recommendations.

There are several unique features to this project. The residential areas to the southwest and commercial area to the west are lower in elevation by about 6 to 8 feet in relation to the project site. The single residence to the south is also about 3 feet lower in elevation relative to the project site. In addition, cars will head up and down a ramp above mechanical and storage area to gain entrance to the car wash along the south side.

To meet the County day and nighttime noise standards acoustical shielding (barriers) or closable doors on the car wash structure are required:

1. The closable or folding doors should be used at the entrance side of the car wash. As the car enters the car wash the doors close behind it and then the car wash/dry cycle begins. The folding or moveable doors, based on previous noise studies will provide 11-12 dB of noise reduction (NR). Thus, the shielded car wash noise levels with the doors in place will reduce the noise levels to 48.2 dBA. This value meets the County requirements of 50 dBA during the day.
2. To shield the southwest area place a property line wall 6 feet in height along the entrance side for an approximate 25-foot running length at the locations shown in Figure 5. This wall will provide 22.9 dB of NR (see SLEV in Table 7) to shield the southwest property line to 34.3 dB dBA. Also, place a 6-foot wall for a running length of 15 feet at the exit side along the west property line. The shielded value will be 59.7 at the commercial area to the west. These values meet the County noise standard of 50 dBA for residential area and 60 dB for commercial areas.

The current traffic noise impact at Site 1 (Tables 1 and 3) is 60.4 dBA. This value is equivalent to the location on the south and west sides at the closest residences. The shielded car wash value is less than the current traffic noise impacts of 60.4 dBA from the car wash and dryer, when shielded.

With the recommendations described in this report the County of Los Angeles exterior noise standards will be satisfied.

TABLE 2

A-Weighted Leq Noise Level Data Collected During A Representative
Sample Period On July 26, 2004, Together With Calculated Hourly
Leq Values And Resulting CNEL Value.

Site 1

One Hour Period	Hourly Leq Data, (dBA)	Hourly Leq Weighting Factor	Adjusted Hourly Leq
0700	63.2	0.0	63.2
0800	61.3	0.0	61.3
0900	60.3	0.0	60.3
1000	60.2	0.0	60.2
1100	60.4 MEAS	0.0	60.4
1200	60.5	0.0	60.5
1300	60.6	0.0	60.6
1400	60.8	0.0	60.8
1500	62.0	0.0	62.0
1600	63.5	0.0	63.5
1700	63.2	0.0	63.2
1800	61.5	0.0	61.5
1900	60.1	5.0	65.1
2000	59.0	5.0	64.0
2100	58.3	5.0	63.3
2200	57.3	10.0	67.3
2300	56.7	10.0	66.7
0000	55.1	10.0	65.1
0100	52.7	10.0	62.7
0200	52.7	10.0	62.7
0300	51.5	10.0	61.5
0400	49.7	10.0	59.7
0500	50.7	10.0	60.7
0600	54.5	10.0	64.5

24 Adjusted Leq Values/

24 =

63.2 CNEL

TABLE 3

A-Weighted Leq Noise Level Data Collected During A Representative
Sample Period On July 26, 2004, Together With Calculated Hourly
Leq Values And Resulting CNEL Value.

Site 2

One Hour Period	Hourly Leq Data, (dBA)	Hourly Leq Weighting Factor	Adjusted Hourly Leq
0700	62.1	0.0	62.1
0800	60.2	0.0	60.2
0900	59.2	0.0	59.2
1000	59.1	0.0	59.1
1100	59.3 MEAS	0.0	59.3
1200	59.4	0.0	59.4
1300	59.5	0.0	59.5
1400	59.7	0.0	59.7
1500	60.9	0.0	60.9
1600	62.4	0.0	62.4
1700	62.1	0.0	62.1
1800	60.4	0.0	60.4
1900	59.0	5.0	64.0
2000	57.9	5.0	62.9
2100	57.2	5.0	62.2
2200	56.2	10.0	66.2
2300	55.6	10.0	65.6
0000	54.0	10.0	64.0
0100	51.6	10.0	61.6
0200	51.6	10.0	61.6
0300	50.4	10.0	60.4
0400	48.6	10.0	58.6
0500	49.6	10.0	59.6
0600	53.4	10.0	63.4

24 Adjusted Leq Values/

24 =

62.1 CNEL

TABLE 7

SOUND BARRIER CALCULATION WORKSHEET

AREA	SORC ELEV	PAD ELEV	DSLE	SORC ELEV	OBS. ELEV	OBS- BARR DIST	BLOS ELEV	TOB ELEV	ATTN (dB)	ULEV	SLEV	TOTAL	WALL HT.
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W	8.0	0.0	10.0	5.0	5.0	5.0	14.0	6.0	7.7	67.4	59.7		6.0
SW	8.0	0.0	110	5.0	5.0	5.0	14.0	6.0	22.9	68.2	45.3		6.0

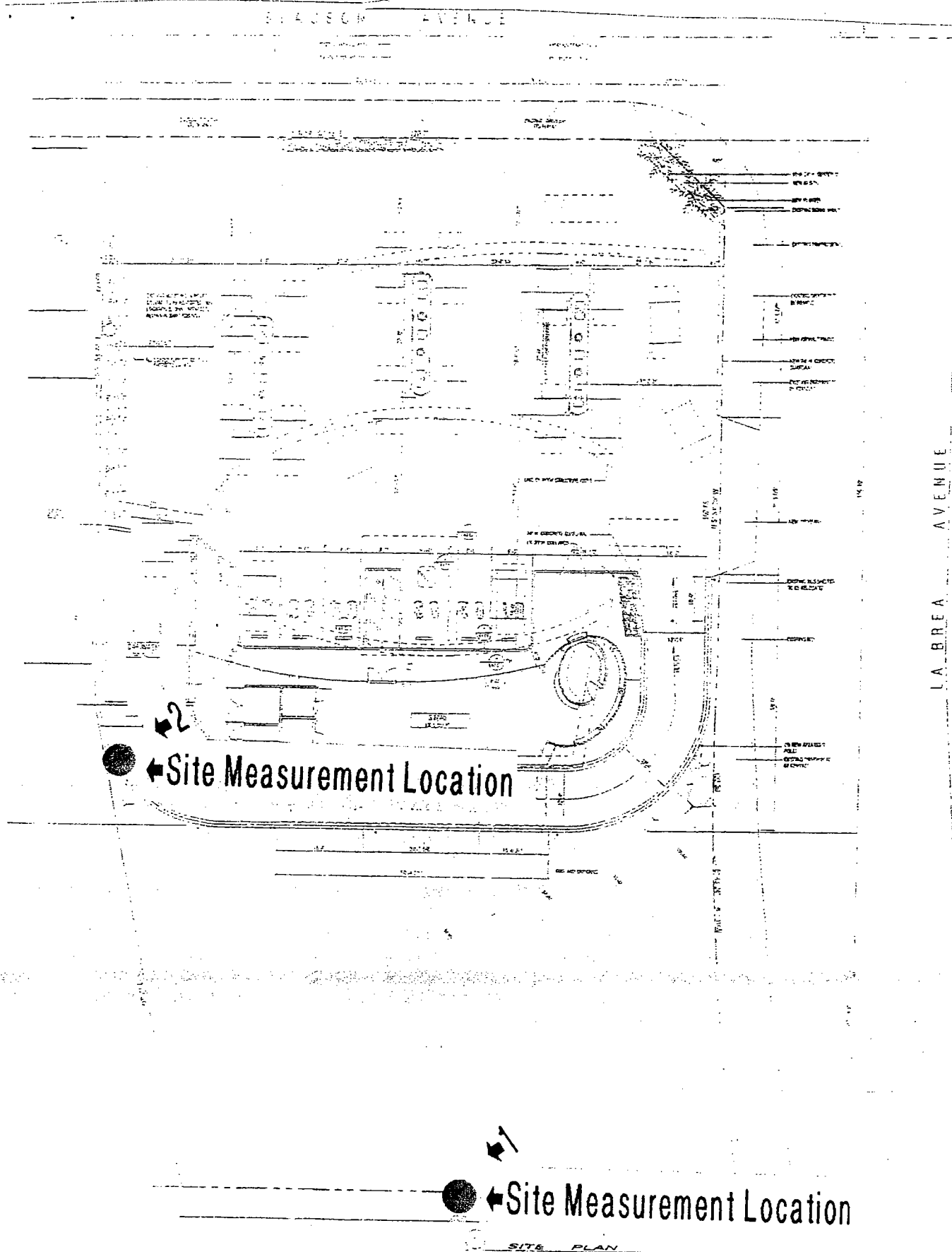
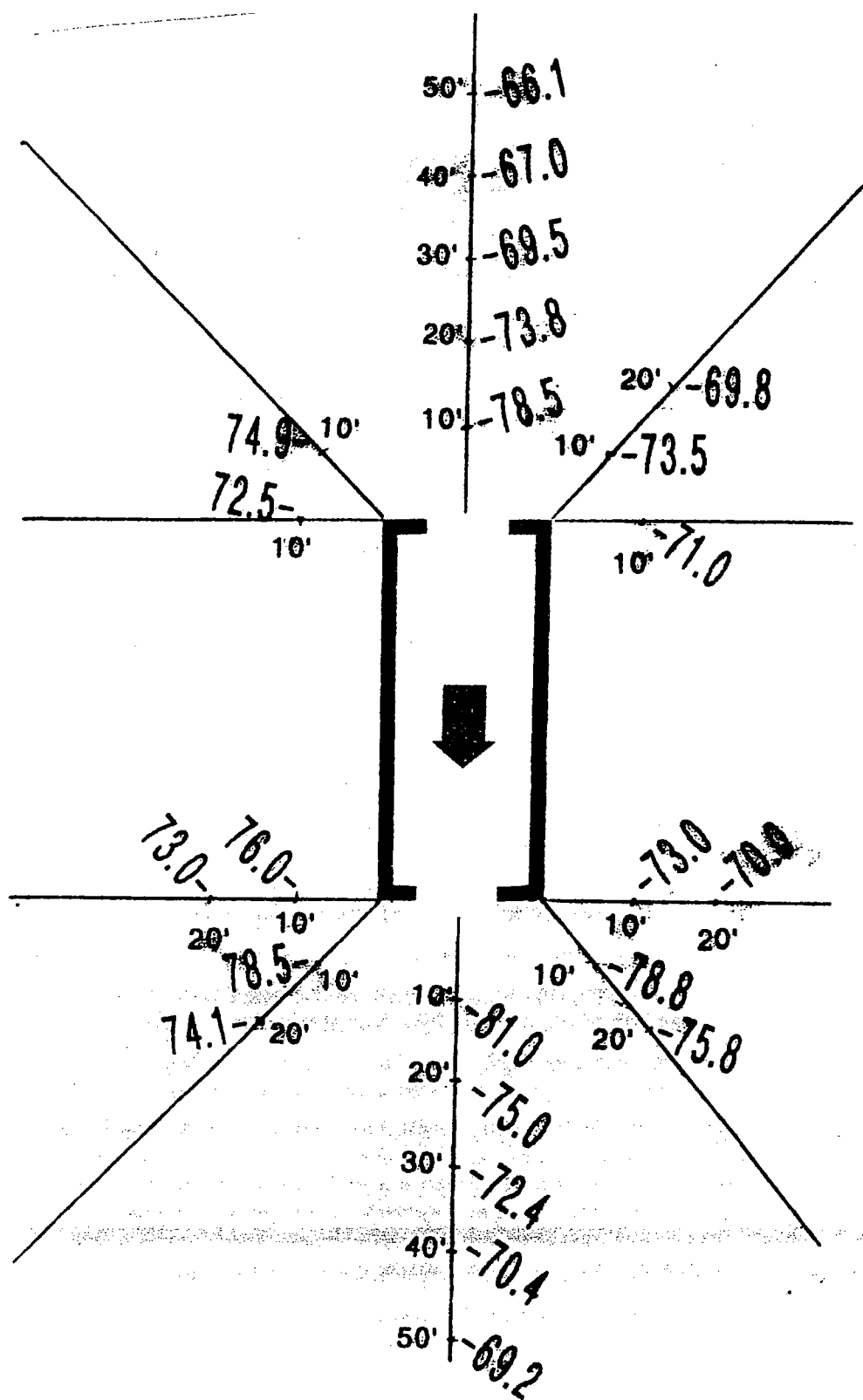


FIGURE 2: Site Measurement Locations



Proto-Vest Windshear Dryer With Silencer Package

FIGURE 3: Measured Leq Values at Location Around Car Wash With The Silencer Package at I-15 and Rancho Penasquitos in San Diego

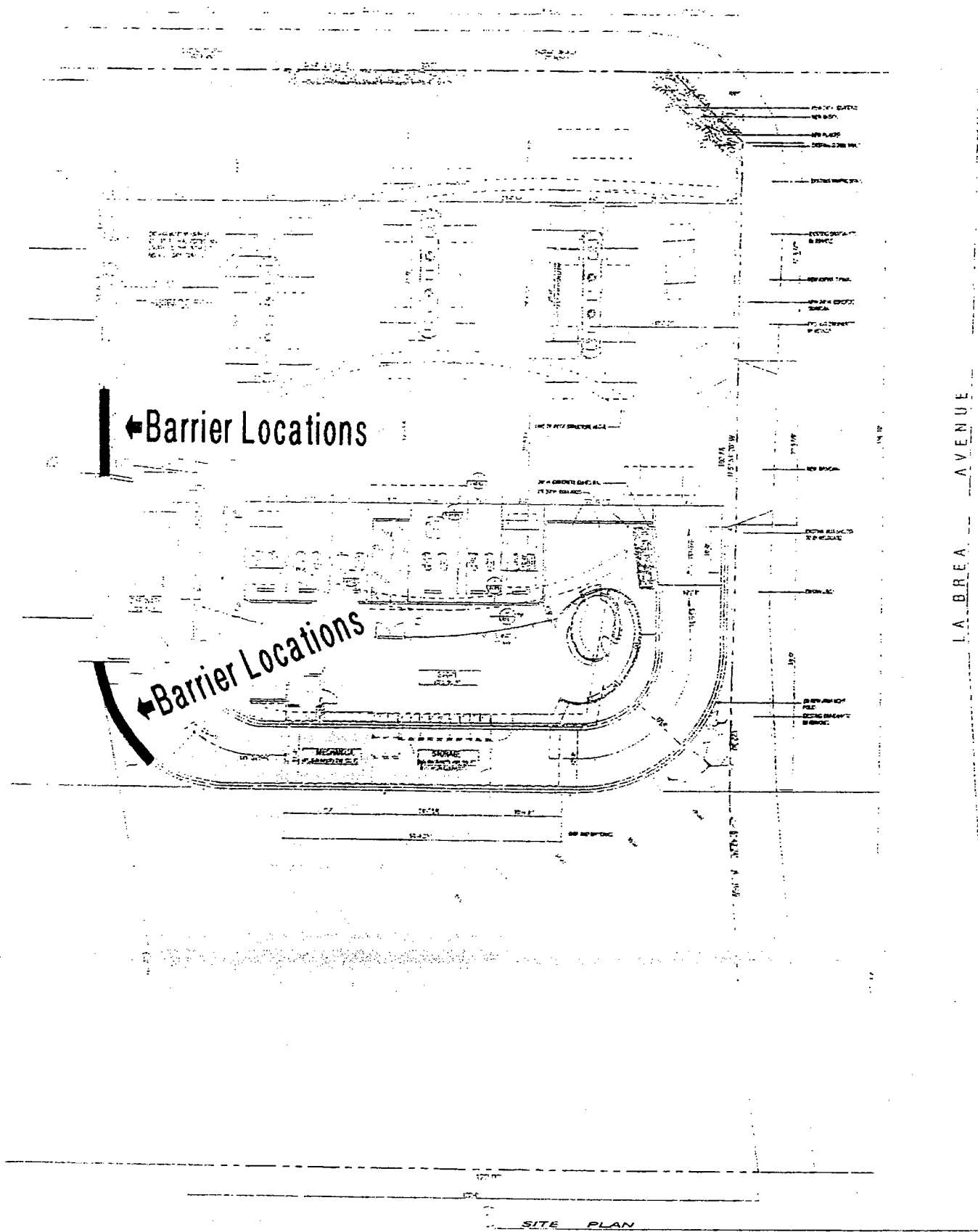


FIGURE 5: Recommended Barrier Locations, 6 Feet High

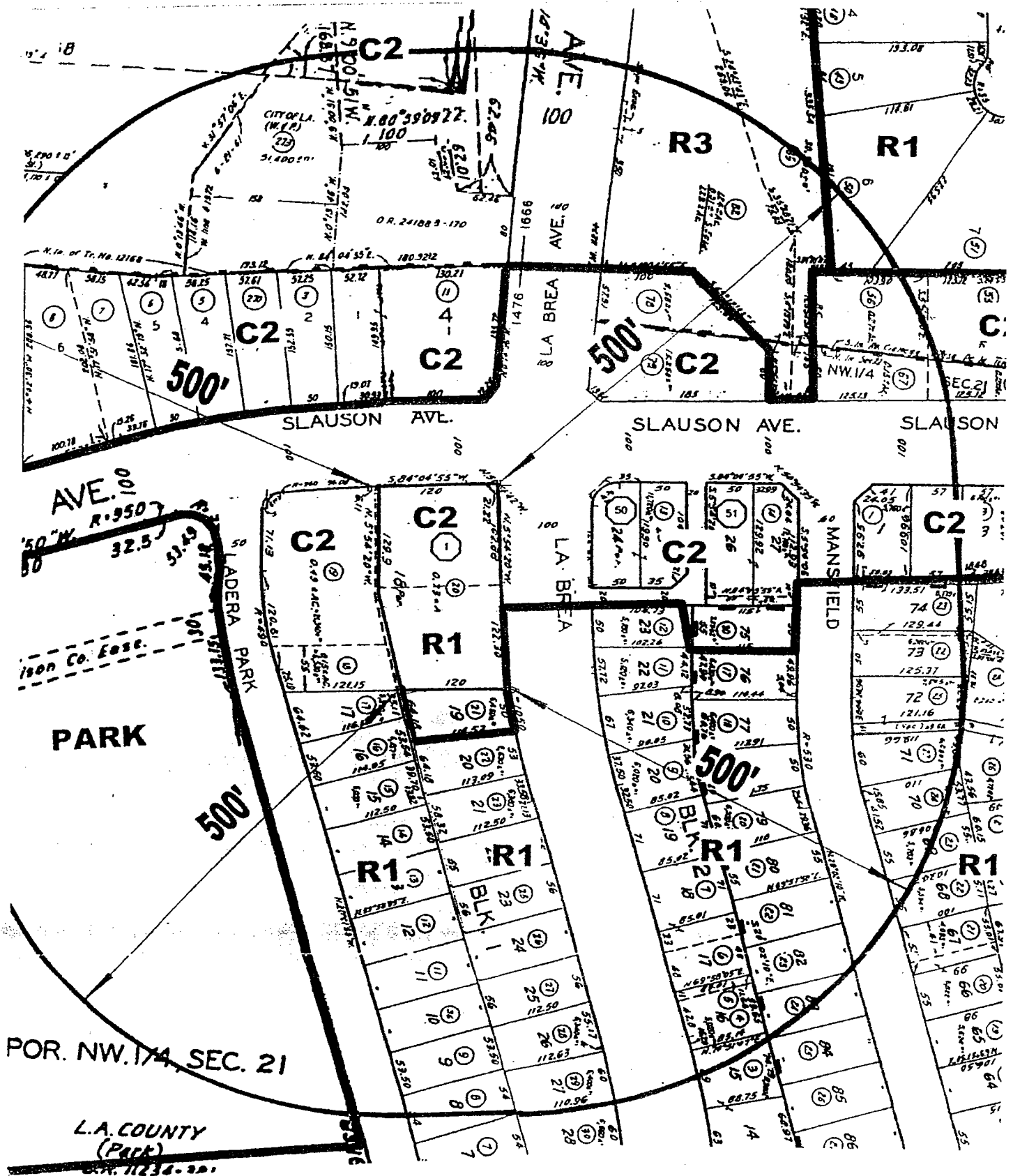


FIGURE 6: Residential and Commercial Zones